

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg, setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

Your attendance is required.

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded S/A
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg, setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- **PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application
- **Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.



DERRICK SACHULETA
Derrick Sachuleta
 Applicant name (print) **3 B.16**
 Applicant signature / date

<input type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2007
<input type="checkbox"/> Fees collected	_____	
<input type="checkbox"/> Case #s assigned	_____	
<input type="checkbox"/> Related #s listed	_____	
	Project # _____	Planner signature / date _____

PLAT OF
LOT 22-A, BLOCK 7
LA MESA ADDITION NO. 3

SECTION 3, T 9 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2016
SHEET 1 OF 2

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEER TRANSPORTATION DIVISION _____ DATE _____

ABQWA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON PLANNING DEPARTMENT _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

UTILITY APPROVALS

NEW MEXICO GAS COMPANY _____ DATE _____

Qwest Corporation d/b/a Centurylink QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PUBLIC SERVICES COMPANY OF NEW MEXICO _____ DATE _____

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANTHONY L. HARRIS
NEW MEXICO PROFESSIONAL SURVEYOR, 11463

DATE _____

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0300
FAX: (505) 998-0306

LEGAL DESCRIPTION

LOT NUMBERED TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK NUMBERED SEVEN-A (7-A) OF THE LA MESA NO. 3 AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 24, 1939, IN PLAT BOOK D-23.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) SIGNATURE: _____ DATE: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
} ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016

BY: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), A NEW MEXICO CORPORATION, (P.N.M. ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES NECESSARY TO PROVIDE ELECTRICAL SERVICES, AND SERVICE OF NATURAL GAS, COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. Qwest Corporation d/b/a Centurylink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SURFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEGARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEGARS DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMERS

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 21 & 22 INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

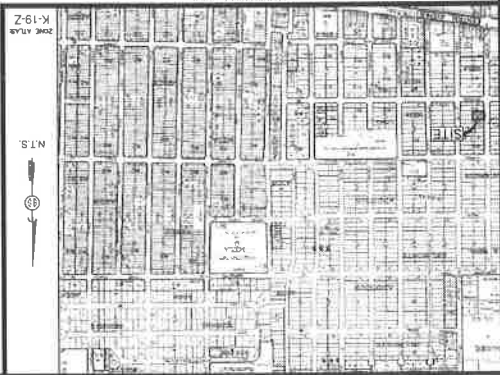
SUBDIVISION DATA / NOTES

1. PLAT WAS COMPLETED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY, DATE OF FIELD WORK, OCTOBER 10, 2015.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACSM CONTROL MONUMENT 7-119 AS SHOWN HEREON.
3. DISTANCES ARE GROUND, BEARINGS ARE GRID.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. TOTAL AREA: 0.3078 ACRES
7. UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S. #11463 WERE SET AT ALL PROPERTY CORNERS.
8. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
9. DOCUMENTS USED TO ESTABLISH BOUNDARY:
 - a) LA MESA NO. 3 AN ADDITION TO THE CITY OF ALBUQUERQUE, FILED AUGUST 24, 1939, PLAT BOOK D-23.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UP#: _____
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____



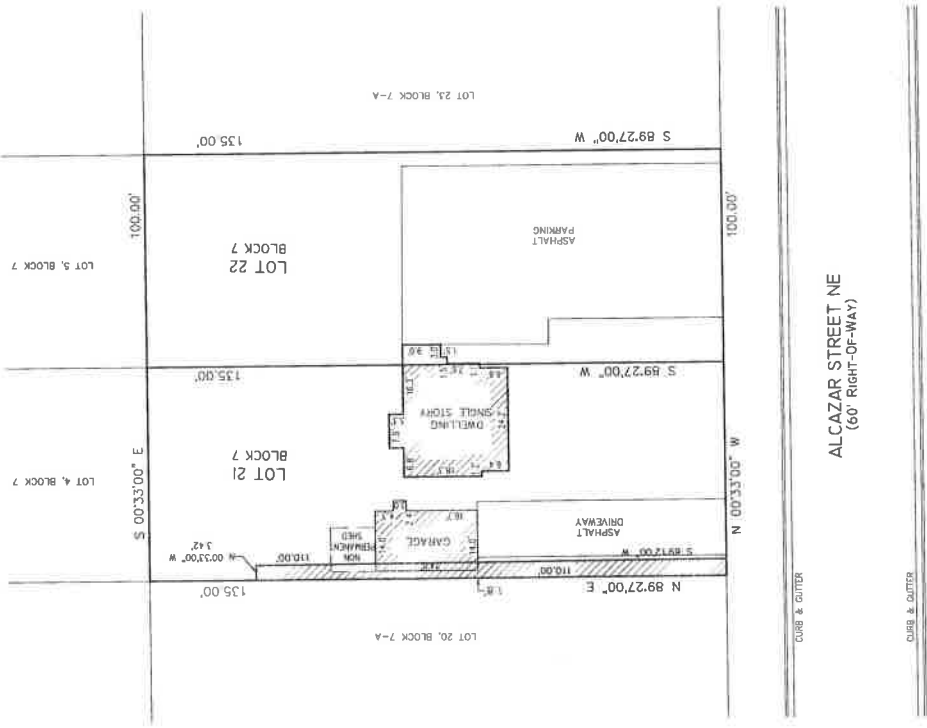
SKETCH PLAT OF

LOT 22-A, BLOCK 7

LA MESA ADDITION UNIT NO. 3
 SECTION 3, T 9 N, R 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2016



THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306



- MONUMENT LEGEND**
- - FOUND MONUMENT AS NOTED
 - ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

**ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

March 8, 2016

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: PROJECT #1010655/16DRB-70018: Lots 21 & 22, Block 7-A, La Mesa Addition Unit 3 located at 214 Alcazar St NE

Mr. Cloud and members of the Board:

I would like to request Preliminary/Final Plat review for a minor subdivision for the above referenced properties. Sketch Plat was on the January 27, 2015 agenda.

The property owner would like to consolidate existing Lot 21 and Lot 22 south to achieve setbacks and eliminate new construction bisected with the current lot line. Proposed Lot 22A contains .31± acres.

The site is currently developed with a single family residence.

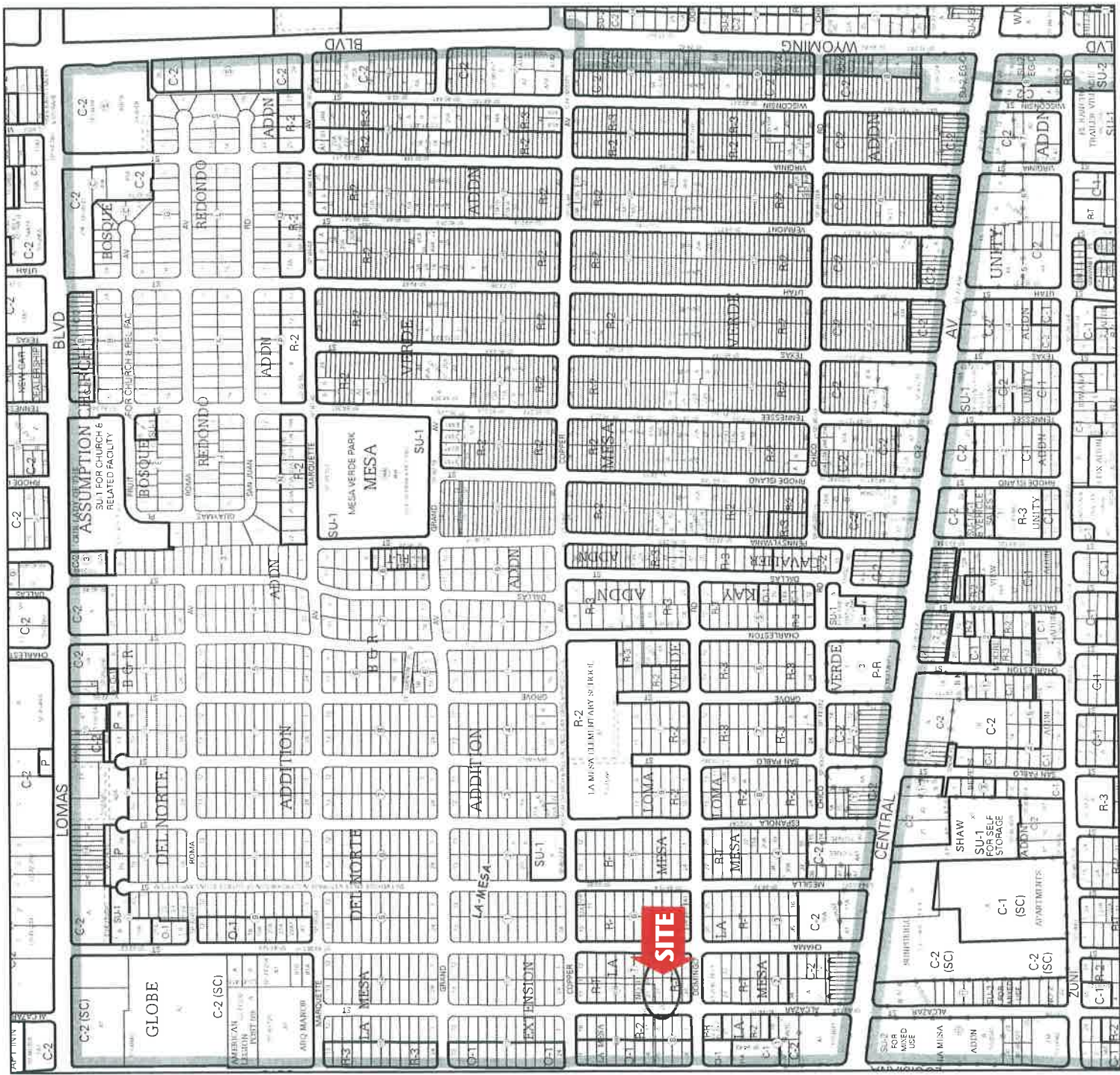
The property is zone R-T and is governed by the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the La Mesa Sector Development Plan which support the request.

Thank you for your time and consideration of the proposed request.


Sincerely,



Derrick Archuleta, MCRP
Principal



For more current information and details visit: <http://www.cabq.gov/gis>




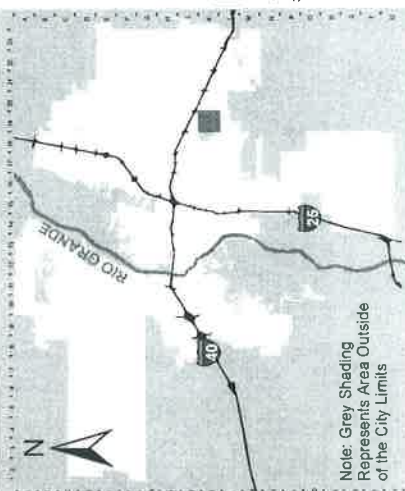
Map amended through: 1/28/2016

Zone Atlas Page:
K-19-Z

Selected Symbols

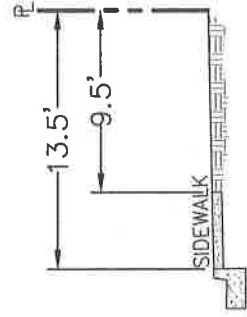
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	





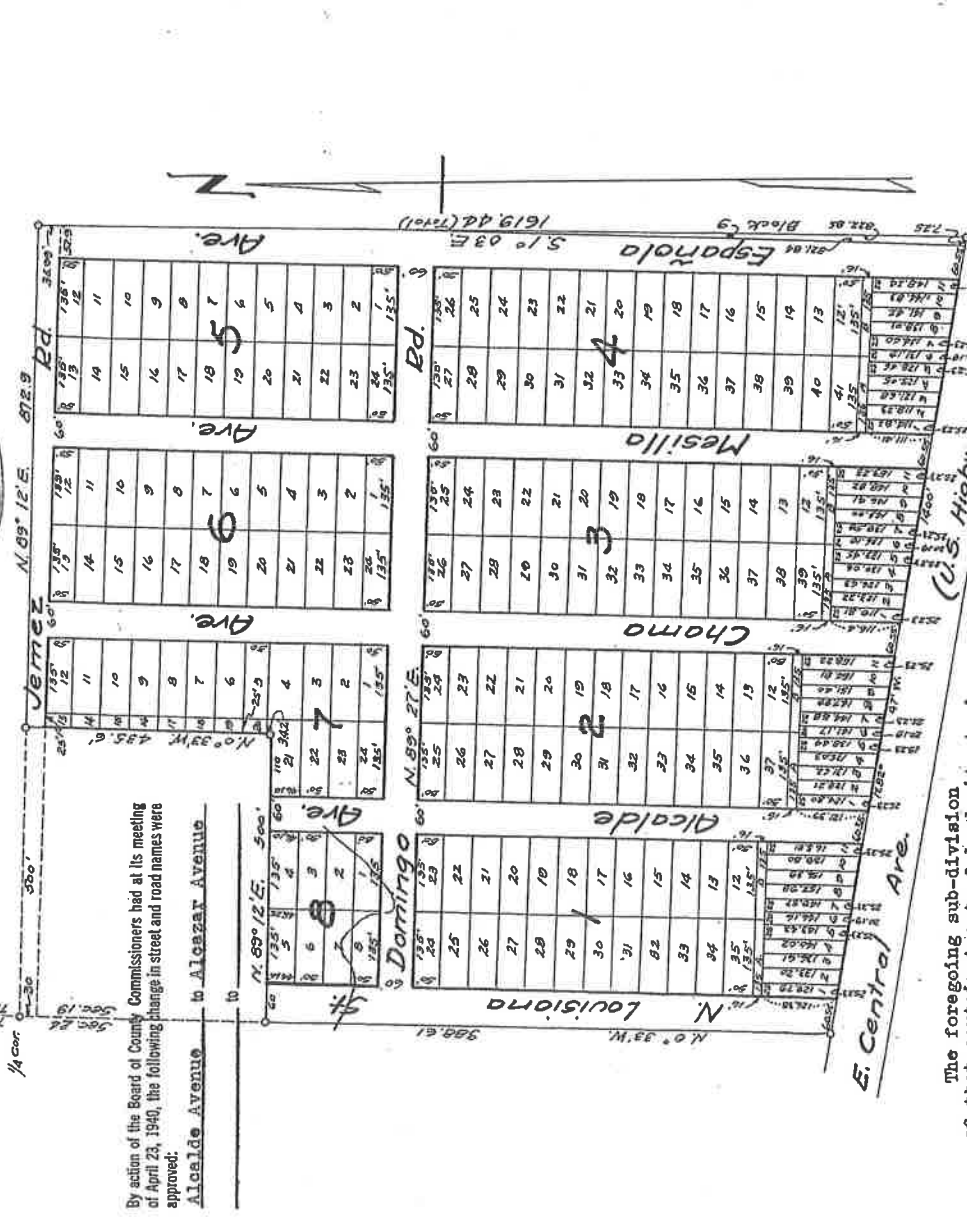
Note: Grey Shading Represents Area Outside of the City Limits

SIDEWALK EXHIBIT



ALCAZAR STREET NE
TYPICAL SIDEWALK DETAIL

La Mesa
 A Sub-division in the West 1/2
 of the Southwest 1/4 Sec. 19 T10N. R2E. N11RM.
 Near Albuquerque, Bernalillo County N. Mex
 Cass Engineering Office
 Scale: 1 in = 200 ft. C.B.B.-A.R.
 Feb. 1933



By action of the Board of County Commissioners held at its meeting of April 23, 1940, the following change in street and road names were approved:
 Alcazar Avenue to Alcazar Avenue

The foregoing sub-division of that certain tract of land situate in the West half of the Southwest Quarter of Section 19, Township 10 North, Range 2 East, N.M.P.M., and more particularly described as follows: Beginning at a point on an East and West corner on the west line of Sec. 19, and running thence N. 89° 12' E. 500 ft. distant from the quarter corner No. 2; thence S. 10° 03' E. 1619.44 ft. to the South East Corner No. 3, a point on the Northernly line of E. Central Ave. (U.S. Highway 366) Thence N. 82° 04' W. along North line of said Highway 1400 ft. to the South West Cor. No. 4; thence N. 08° 33' W. 988.61 ft. to Corner No. 5; thence N. 89° 12' E. 500 ft. to Corner No. 6; thence N. 0° 33' W. 435.6 ft. to the point of beginning, Surveyed and Sub-divided as the same appears hereon, comprising blocks 1 to 9 inclusive, of La Mesa, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

S/ M. PAUL WILLIAMSON
 State of New Mexico)
 County of Bernalillo) SS

S/ LILLIAN WILLIAMSON

for said County, personally appeared M. Paul Williamson and Lillian Williamson, his wife, to me known to be the persons described in and executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
 In witness whereof I have hereunto set my hand and seal the day and year last above written.



S/ GEORGIA D. FITTOWORTH
 Notary Public in and for Bernalillo County
 New Mexico

My Commission Expires June 7, 1935

I, C.B. Beyer, County Surveyor of the County of Bernalillo, New Mexico, do hereby certify that I have examined the foregoing plat of La Mesa, on which this certificate appears, and approved the same this day of

S/ C. B. BEYER
 County Surveyor }
 State of New Mexico }

I, May Cleghorn, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1933, of a map filed for record on the 14th day of March 1933.

MAY CLEGHORN
 County Clerk, Bernalillo County, New Mexico

This instrument was filed for record on the 14th day of March 1933 at 8:45 o'clock A. M. Recorded in Vol. _____ of Records of said County, Folio _____
 S/ WEDNA MONAHAN Clerk & Recorder
 S/ VELMA DOWDY Deputy Clerk

D-23

action of the Board of County Commissioners on April 23, 1940, the following change in street and road names is approved:

ALCALDE AVENUE to ALCARZAR AVENUE

10
10
10

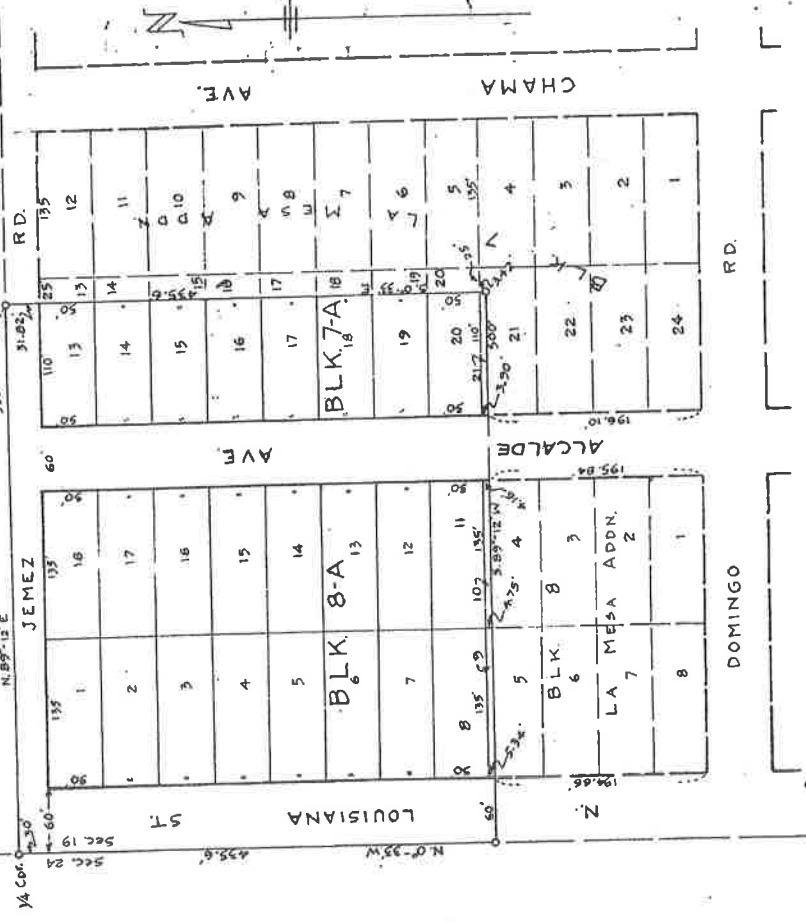
1939082433 LA MESA N° 3

AN ADDITION TO THE CITY OF ALBUQUERQUE, N.M.

Scale: 1 inch = 100 ft.

Aug. 4, 1939

Ross Engineering Office C.B.B.



D-23

State of New Mexico
County of Bernalillo

This instrument was filed for record on

AUG 24 1939

At 2:35 o'clock P.M. Recorded in Vol. _____
of records of said County Folio _____
S/Vicco Devoac, Clerk & Recorder
S/Mrs. S. Scott, Deputy Clerk



The foregoing subdivision of that certain tract of land situated in school district 15, Bernalillo County, N. M., and more particularly described as follows: Beginning at the Northeast corner No. 1, being the identical quarter corner on the line between Section 15 North, Range 3 East, and Section 15, Township 1 North, Range 3 East, N. M., and running thence N. 89° 12' E., along the East and West center line of said Section 15, a distance of 500 feet to the Northeast corner No. 1, thence S. 89° 12' E. to the Southeast corner No. 3, thence S. 89° 12' E. to the Southeast corner No. 1, a point on the Section line between said Section 15 and 16, above described; thence N. 0° 31' W., 435.6 feet along said last mentioned line to the place of beginning, and surveyed and subdivided as the same appears herein, according to plans 7-A and B, of LA MESA No. 3, an addition to the City of Albuquerque, N. M., in with the first plat and in accordance with the advice of the designated owners and provisions thereof.

M. Paul Williamson
Notary Public

State of New Mexico

County of Bernalillo

In the County of Bernalillo, New Mexico, on the 11th day of August, 1939, before me, a Notary Public in and for said County, personally appeared M. Paul Williamson and Lillian Williamson, his wife, who are known to me to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

Witness my hand and seal this 11th day of August, 1939.

D-23

11-6-D-23

Geo. J. Hall
Notary Public

I, J. W. Brant, County Surveyor of Bernalillo County, N. M., do hereby certify that I have examined the foregoing plat of LA MESA No. 3, a subdivision, and approved the same this 4th day of August, 1939.

J. W. Brant
County Surveyor

D-23

D-23